

**MANAGEMENT CERTIFICATE
OF
ARROYO RANCH RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Arroyo Ranch Residential Community, Inc., a Texas non-profit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Arroyo Ranch Residential Community, Inc., recorded as Document No. 201999024881 in the Official Public Records of Guadalupe County, Texas.

1. The name of the subdivision: Arroyo Ranch.
2. The name of the association: Arroyo Ranch Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision:

Lots 1 through 39, Block 1; Lots 1 through 21, Block 2; Lots 1 through 59, Block 3; Lots 1 through 27, Block 4; Lots 1 through 31, Block 5; Lots 1 through 20, Block 6 of the Final Plat of Arroyo Ranch Phase I, a subdivision located in the City of Seguin, Guadalupe County, Texas, according to the map or plat recorded as Document No. 201999023503 in the Official Public Records of Guadalupe County, Texas;

Lots 1 through 24, Block 1; Lots 1 through 46, Block 2; Lots 1 through 45, Block 3; Lots 1 through 36, Block 4; Lots 1 through 40, Block 5; Lots 1 through 17, Block 6; and Lots 1 through 2, Block 7 of the Final Plat of Arroyo Ranch Phase II, a subdivision located in the City of Seguin, Guadalupe County, Texas, according to the map or plat recorded as Document No. 202199002754 in the Official Public Records of Guadalupe County, Texas; and

any additional lands made subject to that certain Declaration of Covenants, Conditions and Restrictions for Arroyo Ranch, recorded under Document No. 201999023516, Official Public Records of Guadalupe County, Texas, as amended (collectively, the "**Declaration**"), by recording a notice of addition of land in the Official Public Records of Guadalupe County, Texas.

4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Arroyo Ranch Residential Community, Inc., c/o RealManage, 613 NW Loop 410, Ste. 510, San Antonio, TX 78216.
6. The name, mailing address, telephone number, and email address of the person managing the association:

ARROYO RANCH RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

Name: RealManage
Mailing Address: 613 NW Loop 410, Ste. 510, San Antonio, TX 78216
Telephone Number: 866.473.2573
Email Address: ARROYORA@CiraMail.com; realservice@ciramail.com

7. Website to access the association's dedicatory instruments: www.realmanage.com
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment - \$412.00

Transfer Fee (Builder to Homeowner) - \$125.00

Transfer Fee (Owner to Owner) - \$325.00

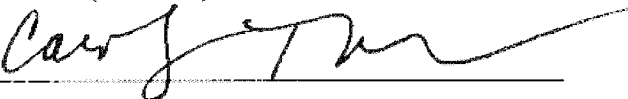
Resale Certificate Fee - \$375.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

ARROYO RANCH RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation

By: 

Name: Carolyn Thacker

Title: Director of Community Management

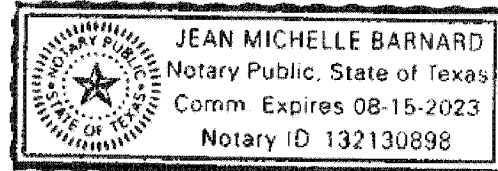
STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me this 25 day of May, 2022 by Carolyn Thacker, Director of Community Management for Arroyo Ranch Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]


Notary Public Signature



AFTER RECORDING RETURN TO:

ALEX S. VALDES, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
AVALDES@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Arroyo Ranch, recorded as Document No. 201999023516, Official Public Records of Guadalupe County, Texas.
2. Arroyo Ranch – Community Manual, recorded as Document No. 201999024879, Official Public Records of Guadalupe County, Texas
3. Arroyo Ranch – Adoption of Working Capital Assessment, recorded as Document No. 201999024880, Official Public Records of Guadalupe County, Texas.
4. First Amendment, Ratification, and Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Arroyo Ranch, recorded as Document No. 202199002992, Official Public Records of Guadalupe County, Texas.
5. Arroyo Ranch First Supplement to Community Manual, recorded as Document No. 202199014748, Official Public Records of Guadalupe County, Texas.
6. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Arroyo Ranch, recorded as Document No. 202199037219, Official Public Records of Guadalupe County, Texas.
7. Arroyo Ranch Second Amendment and Supplement to Community Manual, recorded as Document No. 202199039711, Official Public Records of Guadalupe County, Texas.

202299017245

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
06/01/2022 10:37:12 AM PAGES: 4 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel